

*City of San Jose*

## ***Coyote Valley Specific Plan***

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### **Task Force Meeting #13**

151 West Mission Street, Room 202 a and b

Summary of the Task Force Meeting #11 on  
February 9, 2004

#### **Task Force Members Present:**

Councilmember Forrest Williams (co-chair), Vice Mayor Pat Dando, Supervisor Don Gage, Christopher Platten, Chuck Butters, Craige Edgerton, Dan Hancock, Eric Carruthers, Helen Chapman, Jim Cunneen, Ken Saso, Russ Danielson, Steve Speno, Gladwyn D'Sousa, Neil Struthers, Steve Schott Jr., and Terry Watt.

#### **Task Force Members Absent:**

Mayor Ron Gonzales (Co-Chair), Phaedra Ellis-Lamkins, and Doreen Morgan.

#### **Community Members Present:**

Lowell Tan, Tim Muller, Roger Costa, O'Connell, Kerry Williams, Annie Saso, Rob Oneto, Sean Morley, Sara Muller, Len Grilli, Eric Morley, Aaron Davis, Jeremy Madsen, Brent Schuradt, Eric Jacobsen, Ken Pusateri, Sarah Muller, Ronald Pusateri, Vic LoBue, Kyle Simpson, Mas Yamashita, Roger Costa, Tim Steele, Richard Barberi, Elaine Evans, George Reilly, Janet Thompson, Jane and Frank Crane, Hugh Graham, Andy Lief, Buzz Erene, Al Felice, Sue Koyanagi, Garnettea Annable, Joseph A. Felice, Tim Connelly, Toshiyaki Koyanagi, Nino Saso, Nanke Yamashita, and Salvatore Saso, and, John Kuzia

#### **Technical Advisory Committee (TAC) Members Present:**

Jessica Fitchen, Rebecca Tolentino, Beverley Bryant, Teresa Alvarado, Jim Lightbody, Vivian Frelix-Hart, and Bill Smith.

## **City and Other Public Agencies Staff Present:**

Anthony Drummond (District 2), Keith Stamps (District 2), Denelle Fedor (District 10), Laurel Prevetti (PBCE), Boyd, Darryl (PBCE), Susan Walsh (PBCE), Perihan Ozdemir (PBCE), Stephen Haase (PBCE), Councilmember Linda LeZotte, Jennifer Malutta, Dave Mitchell (PRNS), Michael Foster (ESD), Emily Moody (District 2), and Luke Vong (DOT).

## **Consultants:**

Jodi Starbird (David J. Powers & Associates), Doug Dahlin, (Dahlin Group), Ken Kay Ken Kay Associates, Mark Day (Dahlin Group), and Jim Musbach, (EPS).

## **1. Welcome**

The meeting convened at 5:30 p.m. Councilmember Forrest Williams opened the meeting by welcoming everyone in attendance to the eleventh meeting of the Coyote Valley Specific Plan Task Force. He apologized that Mayor Ron Gonzales was unable to attend the meeting and said that he is recuperating and will be attending the next meeting.

## **2. Acceptance of January 12, 2004 Meeting Summary**

Co-chair Forest Williams called for a motion to accept the meeting summary for January 12, 2004. A motion was made to accept the summary, and passed unanimously.

## **3. Discussion of the Revised Work Plan and Community Involvement Process with Key Members of the Land Planning/ Urban Design Consultant**

Laurel Prevetti, Deputy Director of the City Department of Planning, Building and Code Enforcement, explained that staff had reviewed the feedback and comments from the Task Force and the public at the last meeting and had selected the Dahlin Team, with some modifications. She indicated that the team includes Doug Dahlin, with the Dahlin Group, Ken Kay, with Ken Kay and Associates, architect James Cheng, from Vancouver, specializing in mid and high-rise, mixed use development, the Development Design Group from Baltimore who specializes in “destination retail” and place-making. She stated that there are a whole host of environmental consultants actively working on the team, and Jim Musbach, the economic consultant with EPS, who will be introduced later on in the meeting. She emphasized that staff may augment with additional consultants if necessary as the planning process proceeds.

Laurel introduced Doug Dahlin who presented the work plan and explained what the Task Force

would be working on with the team until September 2004 when the preferred alternative must be selected. She also handed out a new schedule which she said would also be posted on the Coyote website.

Doug Dahlin stated that he felt very honored to be part of the team and that he felt that it is very exciting and an opportunity to do something that creates a new model. He introduced his team and handed out a brochure which described their approach and methodology for the Plan which will also be posted on the Coyote website. Doug stated that February and March will be the "listening phase", then they will be developing the "environmental footprint" and start from the City Council's Vision. In April they will develop a series of concepts. He indicated that with the anticipated 25,000 new housing units and the 50,000 new jobs there will be some opportunities to create a wide variety of housing types and a new generation workplace. He indicated that a range of housing types would be appropriate with the higher densities of approximately 40 DU/AC in the core area and lower densities of 10 DU/AC at the low end (and an average overall density of 25 DU/AC). He stated that the 60 million square feet of vacant office space creates a tremendous challenge and they would be required to re-think the workplace. He stated that they want to create an exciting place for people to live and also be able to market that.

Ken Kay thanked the Task Force and said that he will focus all of his energy on this project. He emphasized that the Valley is about the environment and stated that they may be able to solve some of the environmental issues and while creating some opportunities for the community. He gave the example of solving the floodplain issues while also providing some creative open space and recreation opportunities. Mr. Kay also indicated that he would like to get support from the State and the Federal agencies for what we want to achieve in Coyote Valley. Mr. Kay also mentioned that there is a need to analyze agriculture and sustainability and all of these issues will be discussed at length with the Task Force. He also stated that the environmental principles of the Greenbelt Alliance Plan are very strong and the development of this Plan will need to take into consideration many of those same principles.

Jim Musbach, with Economic and Planning Systems (EPS) stated that he felt it was a privilege to be part of the team and he that there are five parts to the economic analysis: 1) the market analysis which will provide an understanding of what the next wave of economic activity will be, what the driving industries will be and provide an understanding of the demographics of the area; 2) the financial analysis which will determine what the cost and the investments will be and set up a structure for financing; 3) the fiscal analysis which will provide a financing structure for the Plan and determine creative ways to bring services to the area; 4) the public financing and implementation analysis which will provide a format to work with the 260 property owners to create an equitable distribution of values and costs; and 5) the Greenbelt strategy which will provide a way to permanently establish and finance protection for the Greenbelt.

Doug Dahlin introduced the rest of his team members and went through the proposed schedule. He stated that they would be holding a series of Saturday workshops, field trips, and hands-on workshops. Mr. Dahlin indicated that the planned 25,000 units, 50,000 jobs and the required community services, schools, and parks will result in a very large scale project which he and his team will try to graphically

explain to the Task Force in April and May. They will develop a “basket of ideas” which is within the basic parameters of the plan to show a full range of alternatives at this scale. Finally, they will develop three alternatives plan concepts and there will be another workshop in mid-July where the Task Force will select a preferred alternative on August 7, 2004.

Some members of the Task Force indicated that if Agricultural use is part of the Specific Plan that it should not penalize the certain landowners, and it should only be allowed if it would be profitable. The Task Force was also very concerned about how the Plan will be implemented over the long term, not just the next 5-10 years. In addition, they asked that a roster be provided for all of the staff and the consultants on the team.

### **3. Presentation by the Greenbelt Alliance**

Jessica Fitchen, with the Greenbelt Alliance (GBA), stated that they worked with a wide range of community groups, stakeholders and agencies to develop a vision for Coyote Valley with “smart growth principles”. She emphasized that the Task Force and the consultant team could use this vision as a resource and they could use any number of provisions of their Vision and work them into the Specific Plan for Coyote Valley. She handed out a one page sheet entitled “Planning Goals for Coyote Valley” which will be posted on the Coyote website. They received a grant from the Packard Foundation to do the work on the vision, and they are very proud of it. They feel that it is a model of how to achieve an environmentally sustainable, socially equitable, and economically vital plan for this new urbanizing area. The Greenbelt Alliance and WRT received a national honor award for this plan from the American Institute of Architects.

Dan Solomon, with the Land Use Planning consultant firm of Wallace, Robertson, and Todd (WRT) congratulated the consulting team and presented their vision for the Coyote Valley Specific Plan, indicating that they used the City Council’s Vision as a basis for their vision. He outlined that what they did not want—sprawl, separation of land uses, low density, 3 cars per family, and residual meaningless open space. He stated that they tried to plan a vision for Coyote Valley to be a meaningful town.

Mr. Solomon also indicated that they disagree with the original basis for the development of the Plan, as put forth in the City’s General Plan, with the segregated land uses (including North Coyote Valley as the employment center, Mid-Coyote as the residential zone and South Coyote as open space) which they believe sets the stage for the area to become “sprawl”. They feel that it will be very important to plan North and the Mid-Coyote Valley areas as an integrated whole, rather than as with separate land uses. Their vision depicts an overall integration of land uses throughout the town.

Steve Hammond, WRT used a Power Point show to illustrate their vision of a town with a population of 80,000 with integrated land uses. He showed slides of their vision which would involve preserving the natural habitats, getting people out of their cars, celebrating the landscape, creating a distinctive

community and preserving of the agricultural heritage. Their vision would include a central open space feature of Fisher Creek, which would be used for a flood management function and double as a meaningful open space, visual and recreational amenity. Their vision would also include the idea of a mixed use, transit-oriented town Center located on Bailey Avenue (between Santa Teresa and Monterey Road) with several distinct surrounding neighborhoods with their own retail cores.

Dan Solomon indicated that what they are showing a town center is based on the very well known model of Palo Alto where a walk able downtown and regional traffic are made perfectly compatible with one another by breaking the big arterial into a one-way couplet and a main street. He also stated that the provision of affordable housing and an incentive program for jobs favorable to small business would be important features of their vision.

Steve emphasized that an aggressive Transportation Demand Management System program to get people to use transit would be very critical to the success of the plan. He stated that they would propose small scale agricultural uses which would involve a redefining of agriculture, the use of “agro tourism” (including community gardens and farmer’s markets) and a creative synergy between the rural and urban environments. He stated the area has a very good existing circulation system to which a grid system of streets could be added.

Some members of the Task Force felt that the GBA vision was inconsistent with the expected outcomes of the Council Vision, that it would involve the relocation of the Greenbelt line, and that it didn’t treat the land uses on the east side of Monterey Road the same as the west side.

In addition, some members of the Task Force questioned the viability of agricultural uses in the plan. The Task Force stated how important it would be to discuss mechanisms for equity sharing (profit and burden-sharing) very early in the planning process so it will allow for some creative thinking in the Plan.

Some members of the Task Force cautioned the use of terms like “agriculture” (which some members may think only means row crops) and the term “greenbelt” (which some may think of only as open space). They stated that a definition of terms would be very important from the beginning of the planning process

### **3. Public Comments**

Mr. Felice, a property owner, cautioned the Task Force and the consultants about the viability of agriculture.

Jessica Fitchen, with the Greenbelt Alliance, in response to some of the Task Force comments, said that this is really not a “plan” but a “vision”, and a collection of ideas and principles that they would like the Task Force to consider. She could understand that some property owners might be unhappy that their vision shows some lands as green space, but she believed that the City’s economic consultant would be explaining methods for equity sharing that would allow for creative ways to do the Plan.

Dan Solomon stated that there are other models for agriculture out there that are very creative and sustainable, and that are not the traditional commercial agricultural model. They may be even considered “token agriculture” (such as community gardens, farmers markets) that are modest but viable programs that may be used to tie back into the agricultural heritage of the Coyote Valley.

Doug Dahlin stated that many of these issues that are being raised by the Task Force and the public are very good and they will be the subjects of their first workshop on March 13<sup>th</sup>. He indicated that they will be establishing a base set of underlying land values based on policies that have been in place for a long time, so that when a proposal for a certain property comes up, the landowner can react to it with the confidence that the distribution of benefits and burdens in the Plan will be fair and equitable.

Mr. Dahlin thanked the Greenbelt Alliance for “stepping up to the plate” and recognizing that if we are going to preserve open space, we do have to accept the challenge of creating the density some place else.

Co-Chair Forrest Williams indicated that this was only a proposal and that the task Force would probably be seeing others in the future from other groups as well. He indicated that the Task Force is in the “gathering information phase” and that when it comes to proposal time, they will want the consultant to review all possibilities and then the Task Force will make a recommendation on a preferred alternative based on the City Council Vision.

He stated that they would not be able to do the plan as they have in the past—and that they will need to look at some new models for development. They will not be able to use the older spread out campus layout with a lot of parking because that is not an efficient use of the land.

#### **4. Adjourn**

The meeting was adjourned at about 7:35 p.m. The next meeting is scheduled for Saturday, January 13, 2004.